Robert Ellis

look no further...

Trent Crescent,
Attenborough, Nottingham
NG9 6BY

£225,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A traditional two bedroom, bay fronted, semi-detached house.

Tucked away in a small and peaceful cul-de-sac between Attenborough Nature Reserve and Chilwell Manor golf course, this great property will be of particular appeal to a first time buyer or investor, though will be suitable for a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, sitting room and kitchen diner to the ground floor, rising to the first floor are two bedrooms and a bathroom.

Outside the property has parking to the front, with a detached garage beyond, and to the rear there is a mature and private, primarily lawned garden with mature shrubs and trees.

Having been well maintained by the current vendor, yet also offering excellent potential for the incoming purchasers to upgrade, remodel and potentially extend, subject to the necessary consents. An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
Composite entrance door, radiator and stairs leading to the first floor.

Sitting Room
12'11" x 11'11" (3.96m x 3.64m)
Double glazed bay window to the front and radiator.

Kitchen Diner
14'11" x 9'4" (4.56 x 2.87)
With a range of modern wall, base and drawer units, one and a half bowl sink with drainer and a mixer tap, space for a cooker and fridge freezer, plumbing for a washing machine, tiled floor and splashbacks, radiator, UPVC double glazed window to the side, two UPVC double glazed windows to the rear and a composite door to the rear.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
14'10" x 12'0" maximum overall measurements (4.53m x 3.66 maximum overall measurements)
Two UPVC double glazed windows and radiator.

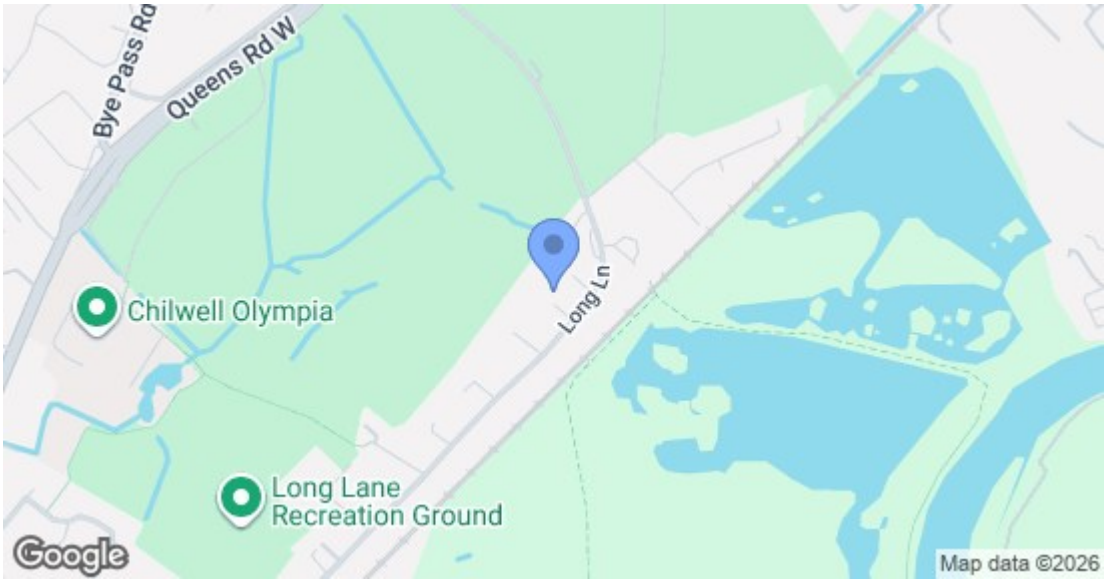
Bedroom Two
12'2" x 8'9" (3.73 x 2.67)
UPVC double glazed window, radiator and airing cupboard housing the 'Worcester' boiler.

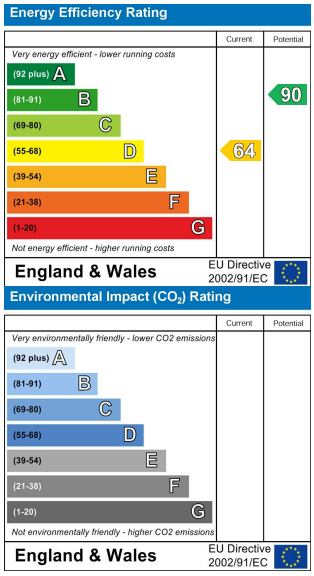
Bathroom
Fitted with a low level WC, pedestal wash hand basin, bath with 'Mira' shower over, part tiled walls, radiator and tiled flooring.

Outside
To the front, the property has a drive with the garage beyond, and slate chipped area. To the rear, the property has a private and enclosed mature garden with a rear yard/patio, outside tap, well stocked beds and borders, mature shrubs and trees.

Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888